

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2020-08**

AN ORDINANCE OF THE CITY COMMISSION AMENDING THE CODE OF ORDINANCES, CHAPTER 117-“SUBDIVISIONS,” SECTION 117-1, “SUBDIVISIONS OF PROPERTY FOR ACQUISITION; REQUIREMENTS” TO PROVIDE AN EXEMPTION FROM PLATTING WHEN PROPERTY IS ACQUIRED BY THE CITY FOR USE AS A CITY FACILITY, PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Section 117-1 of the City Code, any owner of lots or grounds within the City who subdivides such property for sale is required to plat such property; and

**WHEREAS**, the purpose of the platting requirement is to ensure that the subdivision of property complies with all City regulations including Zoning and Public Works requirements; and

**WHEREAS**, the City, when acquiring subdivided property for use as a city facility, is in a position to ensure that any such subdivision of property is in full compliance with all applicable City regulations; and

**WHEREAS**, an exception from platting will aid in the City’s acquisition of property these purposes;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Code of Ordinances of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**Chapter 117 – SUBDIVISIONS**

**Section 117-1. Subdivision of property for acquisition ~~sale~~; requirement, exception.**

(a) Any owner of lots or grounds within the city who subdivide the same for ~~sale~~ acquisition shall cause to be made an accurate plat of said subdivision describing with certainty all grounds, laid out or granted for streets, or other public uses. Lots intended for ~~sale~~ acquisition shall be numbered by progressive numbers or

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

described by the squares in which situated and the precise length and width shall be given of each lot ~~sold~~ acquired or intended for ~~sale~~ acquisition; such plat shall be subscribed by the owner, acknowledged before an officer authorized to take the acknowledgment of deeds, approved by the commission, and recorded in the office of the clerk of the circuit court in and for the county. No such plat shall be approved unless it clearly gives an accurate description of the property showing section corners or quarter section corners or at least tying said property to one or more section or quarter section corners or other government monument. It is provided, however, that the platting requirement herein shall not apply when the City acquires property for use as a city facility. Such exemption shall apply notwithstanding anything in the City Code or Zoning Code, to the contrary.

(b) For purposes of this section, “city facility” is defined to mean: public parks, playgrounds and buildings, and structures supplementary and incidental to such uses; fire stations/houses; police stations; public water and sewer treatment and distribution facilities; public libraries; public buildings and centers; public auditoriums, arenas, museums, art galleries, and convention halls, solid-waste collection, and disposal facilities; public maintenance and equipment yards; public bus stations and other governmental facility uses determined by the City Commission.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the City of Coral Gables Code of Ordinances and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF MARCH, A.D., 2020.

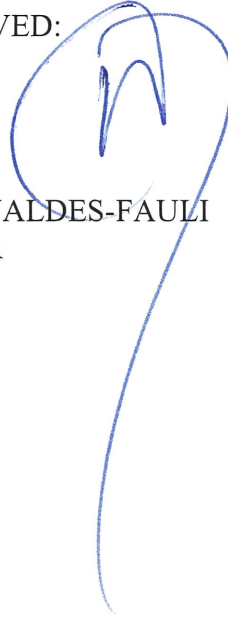
(Moved: Keon / Seconded: Lago)

(Yeas: Keon, Lago, Mena, Fors, Jr., Valdes-Fauli)

(Unanimous: 5-0 Vote)

(Agenda Item: F-2)

APPROVED:

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a vertical line that extends downwards.

RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in blue ink, appearing to be 'B. Y. Urquia' with a long horizontal stroke extending to the right.

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of a stylized 'M' followed by 'S' and 'R' with a vertical line extending downwards.

MIRIAM SOLER RAMOS  
CITY ATTORNEY